What is claimed is:

1.   A system for communicating information contained in a call between a mobile terminal and a cellular telephone network, comprising:

an application server coupled to a data packet network and addressable using an IP address, wherein said application server comprises:

a program store; and

a data store,

said program store executes an application program containing a state-machine on said application server;

said application server adapted to receive a data packet from the cellular telephone network over said data packet network and establish a peer-to-peer-connection over said data packet network with the mobile terminal that initiated the call to the cellular telephone network in response to the call wherein said peer-to-peer connection remains open until the call is terminated;

said application program creates a unique thread for said connection and assigns a state in said state-machine to said thread, wherein said application server executes said application program for said thread based on said state, and wherein said application program communicates data in said data store over said data packet network destined for the mobile terminal based on said state of said thread.

2.   The system of claim 1 wherein said data in said data store is real estate listing data.

3.   The system of claim 1 wherein said application server is coupled to said data packet network by coupling to a packet access network which is coupled to said data packet network.

4.   The system of claim 1 wherein said data packet network is a TCP/IP based data packet network.

5.   The system of claim 1 wherein said application program sends a connection successful message over the data packet network destined for the mobile terminal after said connection is successfully made with said application server.

6.   The system of claim 1 wherein said application program validates a user name and a password received from said data packet network and sends a password valid message if said password received matches the password in said data store associated with said user name.

7.   The system of claim 1 wherein said application program comprises a query state that is entered for said connection after said connection is established with the mobile terminal.

8.   The system of claim 7 wherein said application server receives search criteria from said data packet network when said connection is in said query state.

9.   The system of claim 8 wherein said application server communicates listing information comprised of said information that matches said search criteria over said data packet network destined for the mobile terminal.

10.   The system of claim 9, wherein said connection enters into a listing state after said listing information is communicated over said data packet network destined for the mobile terminal.

11.   The system of claim 10 wherein said application server receives a more detailed information message regarding a listing selected from said listing information from said data packet network.

12.   The system of claim 11 wherein said application server communicates more detailed information available regarding said listing over said data packet network destined for the mobile terminal.

13.   The system of claim 12 wherein said more detailed information available is comprised from the group consisting of location details, interior details, exterior details, remarks, pictures, schools, lot details, and a listing agent.

14.   The system of claim 12 wherein said connection enters into a more detailed information state after said more detailed information available is communicated over said data packet network destined for the mobile terminal.

15.   The system of claim 14 wherein said application server receives a back to query message from said data packet network.

16.   The system of claim 14 wherein said connection enters into said query state after said application server receives said back to query message from said data packet network.

17.   The system of claim 14 wherein said application server receives a listing message from said data packet network.

18.   The system of claim 17 wherein said connection enters into said listing state after said application server receives said listing message from said data packet network.

19.   The system of claim 10 wherein said application server receives a next listing message from said data packet network.

20.   The system of claim 19 wherein said application server communicates additional listing information comprised of said information that matches said search criteria over said data packet network destined for the mobile terminal.

21.   The system of claim 20 wherein said connection enters into a next listing state after said additional listing information is communicated over said data packet network destined for the mobile terminal.

22.   The system of claim 1 wherein said application server terminates said connection if said application server receives a quit message from said data packet network.

23.   The system of claim 1 wherein said application server receives a new password message from said data packet network.

24.   The system of claim 23 wherein said application program changes a password in said data store associated with a user name with a new password received from said new password message if said application program verifies that a current password in said new password message matches a password associated with said user name in said data store.

25.   The system of claim 23 wherein said application program sends an error message over said data packet network destined for the mobile terminal if a current password in said new password message does not match a password associated with said user name in said data store.

26.   The system of claim 1, further comprising:
        a second application server coupled to a data packet network and addressable using an IP address, wherein said second application server comprises:
                a program store; and
                a data store,
                said program store executes an application program containing a state-machine on said application server;
                said second application server adapted to receive a data packet from the cellular telephone network over said data packet network and establish a peer-to-peer-connection over said data packet network with the mobile terminal that initiated the call to the cellular telephone network in response to the call wherein said peer-to-peer connection remains open until the call is terminated;
                said application program assigns a thread to said connection and assigns a state in said state-machine to said thread, wherein said application

server executes said application program for said thread based on said state, and wherein said application program communicates data in said data store over said data packet network destined for the mobile terminal based on said state of said thread.

27. The system of claim 26 wherein said application server establishes communication with said second application server over said data network packet.

28. The system of claim 27 wherein said establishment of said communication of said application server to said second application server is scheduled on said application server to occur on a periodic basis.

29. The system of claim 26 wherein said data store in said application server contains passwords associated with user names and said data store in said second application server contains passwords associated with said user names.

30. The system of claim 29 wherein said application program on said application server compares said password for said user name in said data store in said application server to said password for said user name in said data store in said second application server.

31. The system of claim 30 wherein said second application program stores said password for said user name in said data store in said application server associated with said user name if said password in said data store for said user name in said application server was updated later than said password in said data store for said second application server for said user name.

32. The system of claim 30 wherein said application program stores said password for said user name in said data store in said second application server associated with said user name if said password in said data store for

said user name in said second application server was updated later than said password in said data store for said application server for said user name.

33. The system of claim 1 wherein said application server establishes a connection over said data packet network with an information server and downloads information from the information server received over said data packet network in said data store.

34. The system of claim 33, wherein said application server establishes said connection over said data packet network with said information server on a periodic basis.

35. The system of claim 33 wherein said application server obtains a listing of pictures files stored in said information server.

36. The system of claim 35 wherein said application server stores a picture file on said information server in said data store if said picture file is not already store in said data store.

37. The system of claim 35 wherein said application server stores a picture file on said information in said data store if said picture file has been updated after said picture file was stored in said data store.

38. The system of claim 35 wherein said application server converts said picture file from a JPEG format file into a Windows® bitmap.

39. The system of claim 35, wherein said application server establishes said connection over said data packet network with said information server on a periodic basis.

40. A communication system for requesting and delivering information to a mobile terminal, comprising:
      a mobile terminal;

a cellular telephone network wherein said mobile terminal places a call to said cellular telephone network to communicate data to said cellular telephone network, wherein said cellular telephone network is coupled to a data packet network; and

an application server coupled to said data packet network and addressable using an IP address, wherein said application server comprises:

a program store; and

a data store,

said program store executes an application program containing a state-machine on said application server;

said cellular telephone network establishes a peer-to-peer-connection between said mobile terminal and said application server over said data packet network in response to said call wherein said peer-to-peer connection remains open until said call is terminated;

said application program assigns a thread to said connection and assigns a state in said state-machine to said thread, wherein said application server executes said application program for said thread based on said state, and wherein said application program communicates data in said data store to said mobile terminal based on said state of said thread.

41. The system of claim 40, further comprising:
a display; and
an input pad.

42. The system of claim 41 wherein said input pad is comprised from the group consisting of an input button and an input pad.

43. The system of claim 41 wherein said display is a touch screen display and said input pad is said touch screen display.

44. The system of claim 40 wherein said mobile terminal displays a connect screen on said display comprised of a user name field and a password field.

45.   The system of claim 44, wherein said mobile terminal communicates a user name in said user name field and a password in said password file over said data packet network to establish said connection.

46.   The system of claim 40, wherein said mobile terminal is adapted to display a configuration screen on said display to allow a user to enter a primary web address in a primary web address field to form said IP address.

47.   The system of claim 46, wherein said configuration screen further comprises a secondary web address to form said IP address.

48.   The system of claim 47 wherein said mobile terminal checks the validity of said primary web address by communicating a request to said cellular telephone network to validate said primary web address.

49.   The system of claim 48 wherein said mobile terminal attempts to connect to an application server using said primary web address as said IP address if said cellular telephone network validated said primary web address.

50.   The system of claim 49 wherein said mobile terminal checks the validity of said secondary web address if either said primary web address was validated by said cellular telephone network or said mobile terminal could not connect to an application server located at said primary web address.

51.   The system of claim 40 wherein said mobile terminal displays a query screen on said display to allow a user to enter information in fields or boxes to create search criteria.

52.   The system of 51 wherein said fields are comprised from the group consisting of a minimum price field, a maximum price field, a square footage field, a number of bedrooms field, a number of bathrooms field, a number of garages field, a type of house field, a house number field, a street field, a city code field, a zip code field, a subdivision field, an area field, a MLS field, a acres field, and a year built field.

53.   The system of claim 51 wherein said boxes are comprised from the group consisting of a first floor master bedroom box, a basement box, and a only my listings box.

54.   The system of claim 51 wherein said query screen further comprises a query button wherein said mobile terminal sends said search criteria to said application server when a user selects said query button.

55.   The system of claim 40 wherein said mobile terminal displays a listing of matching houses screen on said display to display a listing of houses received from said application server over data packet network.

56.   The system of 55 wherein said listing of matching houses screen is comprised from the group consisting of a total number of houses found location, a results listing location, a results listing range location, a back button, a next button and a back to query button.

57.   The system of claim 55 wherein said mobile terminal displays a general information screen on said display to display general information received from said application server over data packet network about a house selected by the user from said listing of houses.

58.   The system of claim 57 wherein said general information screen is comprised from the group consisting of a house street location, a heated square feet location, a price location, a number of bedrooms location, a number of bathrooms location, a listing agent location, a MLS number location, a more information button and a back to list button.

59.   The system of claim 55 wherein said mobile terminal displays a more detailed information screen on said display to display more detailed information received from said application server over data packet network about a house selected by the user from said listing of houses.

60. The system of claim 59 wherein said general information screen is comprised from the group consisting of a listing agent button, a location details button, an interior details button, an exterior details button, a lot details button, a schools button, a pictures button, a remarks button, a back to list button, and a new query button.

61. The system of claim 40 wherein said mobile terminal displays a change password screen on said display.

62. The system of 61 wherein said change password screen is comprised from the group consisting of a current password field, a new password field, and a new password repeated field, an ok button, and a cancel button.

63. The system of claim 61 wherein said mobile terminal compares a new password entered by a user in a new password field with a new password repeated entered by a user in a new password repeated field wherein said mobile terminal communicates said new password to said application server if said new password and said new password repeated matches.

64. The system of claim 40 wherein said mobile terminal receives a picture file from said application server and converts said picture file to a PALM® bitmap.

65. The system of claim 64 wherein said picture file is converted from 8-bit color to 2-bit grey scale to reduce the size of said picture file.

66. A method for communicating information in a call between a mobile terminal and a cellular telephone network, comprising the steps of:

receiving a data packet at an application server from the cellular telephone network over a data packet network;

establishing a peer-to-peer connection between said application server and the mobile network that initiates the call over said data packet network;

keeping said connection open at said application server until the call is terminated;

executing an application program on said application server for said connection;

assigning a state in a state-machine executed by said application program to said connection; and

communicating data from a data store in said application server to the mobile terminal over said data packet network based on said state of said connection.

67. The method of claim 66, further comprising sending a connection successful message over said data packet network destined for the mobile terminal after said connection is successfully made with said application server.

68. The method of claim 66, further comprising:

validating a user name and a password received from said data packet network;

sending a password valid message to the mobile terminal over said data packet network if said password received matches the password in associated with said user name stored in said application server.

69. The method of claim 66, further comprising entering a query state for said connection after said connection is established with the mobile terminal.

70. The method of claim 69, further comprising receiving search criteria from said data packet network when said connection is in said query state.

71. The method of claim 70, further comprising communicating listing information comprised of said information that matches said search criteria over said data packet network destined for the mobile terminal.

72. The method of claim 71, further comprising entering into a listing state for said connection after said listing information is communicated over said data packet network destined for the mobile terminal.

73. The method of claim 72, further comprising receiving a more detailed information message regarding a listing selected from said listing information from said data packet network.

74. The method of claim 73, further comprising communicating more detailed information available regarding said listing over said data packet network destined for the mobile terminal.

75. The method of claim 74, further comprising entering into a more detailed information state for said connection after said more detailed information available is communicated over said data packet network destined for the mobile terminal.

76. The method of claim 75, further comprising receiving a back to query message from said data packet network.

77. The method of claim 75, further comprising entering into said query state for said connection after said application server receives said back to query message from said data packet network.

78. The method of claim 75, further comprising receiving a listing message from said data packet network.

79. The method of claim 78, further comprising entering into said listing state for said connection after said application server receives said listing message from said data packet network.

80. The method of claim 69, further comprising a next listing message from said data packet network.

81. The method of claim 80, further comprising communicating additional listing information comprised of said information that matches said search criteria over said data packet network destined for the mobile terminal.

82.   The method of claim 81, further comprising entering into a next listing state for said connection after said additional listing information is communicated over said data packet network destined for the mobile terminal.

83.   The method of claim 66, further comprising terminating said connection if said application server receives a quit message from said data packet network.

84.   The method of claim 66, further comprising receiving a new password message from said data packet network.

85.   The method of claim 84, further comprising changing a password in said data store associated with a user name with a new password received from said new password message if said application program verifies that a current password in said new password message matches a password associated with said user name in said data store.

86.   The method of claim 84, further comprising sending an error message over said data packet network destined for the mobile terminal if a current password in said new password message does not match a password associated with said user name in said data store.

87.   The method of claim 66, further comprising comparing said password for said user name in said data store in said application server to said password for said user name in said data store in a second application server.

88.   The method of claim 87, further comprising storing said password for said user name in said data store in said application server associated with said user name if said password in said data store for said user name in said application server was updated later than said password in said data store for said second application server for said user name.

89.   The method of claim 87, further comprising storing said password for said user name in said data store in said second application server associated

with said user name if said password in said data store for said user name in said second application server was updated later than said password in said data store for said application server for said user name.

90.   The method of claim 66, further comprising:

establishing a connection over said data packet network with an information server; and

downloading information from the information server received over said data packet network in said data store.

91.   The method of claim 90, further comprising establishing said connection over said data packet network with said information server on a periodic basis.

92.   The method of claim 90, further comprising obtaining a listing of pictures files stored in said information server.

93.   The method of claim 92, further comprising storing a picture file on said information server in said data store if said picture file is not already store in said data store.

94.   The method of claim 92, further comprising storing a picture file on said information in said data store if said picture file has been updated after said picture file was stored in said data store.

95.   The method of claim 92, further comprising converting said picture file from a JPEG format file into a Windows® bitmap.

96.   The method of claim 92, further comprising establishing said connection over said data packet network with said information server on a periodic basis.

97.   A method of requesting and delivering information to a mobile terminal, comprising the steps of:

placing a call using a mobile terminal to a cellular telephone network to communicate data to said cellular telephone network, wherein said cellular telephone network is coupled to a data packet network; and

establishing a peer-to-peer-connection between said mobile terminal and a application server over a data packet network coupled to said application server and said cellular telephone network in response to said call;

assigning a thread on an application program for said connection;

assigning a state in a state-machine executed by said application program to said thread; and

executing an application program on said application server for said thread that is based on said state;

communicating data from a data store in said application server to the mobile terminal over said data packet network based on said state of said thread.

98. The method of claim 97, further comprising displaying a connect screen on a display associated with said mobile terminal that is comprised of a user name field and a password field.

99. The method of claim 98, further comprising communicating a user name in said user name field and a password in said password field over said data packet network to establish said connection.

100. The method of claim 97, further comprising displaying a configuration screen on a display associated with said mobile terminal to allow a user to enter a primary web address in a primary web address field to form a IP address for said application server.

101. The method of claim 100, further comprising displaying a second web address field to allow a user to enter a secondary web address on said configuration screen to form said IP address.

102. The method of claim 101, further comprising checking the validity of said primary web address by communicating a request to said cellular telephone network to validate said primary web address.

103. The method of claim 102, further comprising attempting to connect to said application server using said primary web address as said IP address if said cellular telephone network validated said primary web address.

104. The method of claim 103, further comprising checking the validity of said secondary web address if either said primary web address was validated by said cellular telephone network or said mobile terminal could not connect to an application server located at said primary web address.

105. The method of claim 97, further comprising displaying a query screen on a display associated with said mobile terminal to allow a user to enter information in fields or boxes to create search criteria.

106. The method of claim 105, further comprising sending said search criteria to said application server over said data packet network.

107. The method of claim 97, further comprising displaying a listing of matching houses screen on a display associate with said mobile terminal to display a listing of houses received from said application server over data packet network.

108. The method of claim 107, further comprising displaying a general information screen on said display to display general information received from said application server over data packet network about a house selected by the user from said listing of houses.

109. The method of claim 107, further comprising displaying a more detailed information screen on said display to display more detailed information received from said application server over data packet network about a house selected by the user from said listing of houses.

110   The method of claim 97, further comprising displaying a change password screen on a display associated with said mobile terminal.

111.   The method of claim 110, further comprising comparing a new password entered by a user in a new password field with a new password repeated entered by a user in a new password repeated field wherein said mobile terminal communicates said new password to said application server if said new password and said new password repeated matches.

112.   The method of claim 97, further comprising:
        receiving picture file from said application server; and
        converting said picture file to a PALM® bitmap.

113.   The method of claim 112, further comprising converting said picture file from an 8-bit color to 2-bit grey scale to reduce the size of said picture file.